

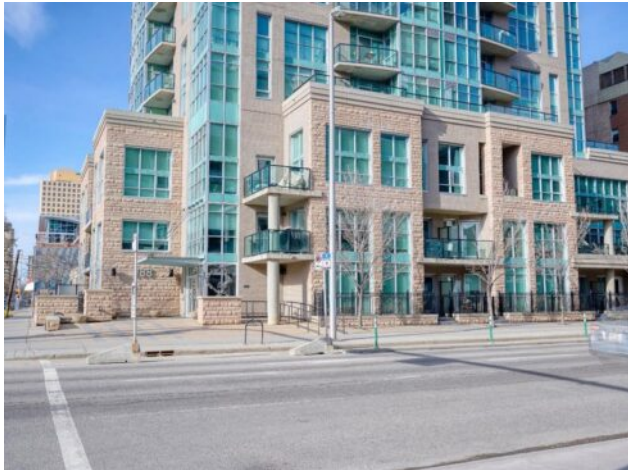


GRASSROOTS
REALTY GROUP

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609, 788 12 Avenue SW
Calgary, Alberta

MLS # A2325426



\$209,990

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	469 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 388
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Inner city living in a newer CONDO building at an AFFORDABLE price! Here is your chance to own a SLEEK and MODERN studio suite in desirable Xenex on 12th, an AWARD WINNING building. Access to everything — NO car needed! This well DESIGNED condo features an OPEN CONCEPT layout with a spacious kitchen complete with an eating bar and STAINLESS STEEL appliances. The large living room area opens to a BALCONY with VIEWS. There is also a DEN area with a built-in computer desk, perfect for working from home. Enjoy the convenience of INSUITE laundry and additional storage. Located just steps to grocery stores, shopping, dining, cafes, and only 6 blocks to the LRT. Exceptional value!